



Entered on Docket
January 26, 2007

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

Stephanie Cooper Christensen, Esquire
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Attorney for Secured Creditor PEOPLE'S CHOICE HOME LOAN, INC.
(1ST Deed of Trust)

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEVADA

In re:

TRACI N. TURNER,

Debtor(s)

CHAPTER 11
BANKRUPTCY NO.: 06-13358-MKN
DATE: January 22, 2007
TIME: 9:30 AM
MOTION NO.: _____

ORDER DENYING REQUEST TO TERMINATE THE AUTOMATIC STAY

The matter having been heard by the Court, the Hon. Mike K. Nakagawa presiding, with counsel for Secured Creditor, Michael W. Chen, Esq., and counsel for the Debtor, Christopher T. Smith, Esq., appearing,

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED, that the Secured Creditor's request to terminate the automatic stay in the above-entitled Bankruptcy case, and with respect to the first position lien interest on the property located and generally described as: 1952 Napoleon Dr., Las Vegas, NV 89156, ("Property" herein) and legally described as follows:

PARCEL ONE:

1 LOT 15 IN BLOCK 1 OF SORELL ESTATE PHASE II AS SHOWN BY MAP
2 THEREOF ON FILE IN BOOK 42 OF PLATS, PAGE 8 AND AS AMENDED
3 BY AMENDED SORELL ESTATES PHASE II AS RECORDED IN BOOK 45
4 OF PLATS PAGE 97, IN THE OFFICE OF THE COUNTY RECORDER OF
5 CLARK COUNTY, NEVADA.

6
7 PARCEL TWO:

8 NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS,
9 ENCROACHMENT, SUPPORT, MAINTENANCE, REPAIRS, AND FOR
10 OTHER PURPOSES OVER THE COMMON AREAS AND OVER THOSE
11 PORTIONS OF THE ASSOCIATION PROPERTIES COMPRISED OF THE
12 RECREATION AREA EASEMENT ALL AS SHOWN, DESCRIBED AND
13 LIMITED IN THE PLAN, THE NOTICE AND DECLARATION.

14 APN 140-23-712-012

15 Is denied.

16 IT IS SO ORDERED this _____ day of _____, 2007.

17
18 UNITED STATES BANKRUPTCY JUDGE

19 Submitted by:

20 THE COOPER CHRISTENSEN LAW FIRM, LLP

21 By:

22 Stephanie Cooper Christensen, Esq.
23 Attorney for Secured Creditor

24 Date:

25 1/23/07

Approved/Disapproved as to form and content:

By:

see attached
Christopher T. Smith, Esq.
Attorney for the Debtors

Date:

LOT 15 IN BLOCK 1 OF SORELL ESTATE PHASE II AS SHOWN BY MAP
THEREOF ON FILE IN BOOK 42 OF PLATS, PAGE 8 AND AS AMENDED
BY AMENDED SORELL ESTATES PHASE II AS RECORDED IN BOOK 45
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NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS,
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PORTIONS OF THE ASSOCIATION PROPERTIES COMPRISED OF THE
RECREATION AREA EASEMENT ALL AS SHOWN, DESCRIBED AND
LIMITED IN THE PLAN, THE NOTICE AND DECLARATION.

APN 140-23-710-012

Is denied.

IT IS SO ORDERED this _____ day of _____, 2007.

UNITED STATES BANKRUPTCY JUDGE

Submitted by:

THE COOPER CHRISTENSEN LAW FIRM, LLP

By:

Stephane Cooper Christensen, Esq.
Attorney for Secured Creditor

Date:

1/23/07

Approved/Disapproved as to form and content:

By:

Christopher J. Smith, Esq.
Attorney for the Debtors

Date:

1/23/07

1 ALTERNATIVE METHOD re:RULE 9021:

2 In accordance with Local Rule 9021, the undersigned certifies:

3 ☐ The court waived the requirements of LR 9021.
4 ☒ I Have delivered a copy of this proposed order to all attorneys and unrepresented
5 parties who appeared at the hearing regarding this matter and/or who filed a written objection and
each has:

6 ☒ approved the form of this order:
7 ☐ waived the right to review the order and/or
8 ☐ failed to file and serve papers in accordance with LR 9021(c)

9 ☐ I have delivered a copy of this proposed order to all attorneys and unrepresented
10 parties who appeared at the hearing regarding this matter and/or who filed a written objection and
all have either approved the form of this order, waived the right to review the order, failed to file
and serve papers in accordance with LR 9021 (c) and the following have disapproved the form of
the order:

(list parties)

11 ☐ No opposition was filed to the motion and no other party or counsel appeared at
12 the hearing.

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